

# Arlington Historic District Commissions

June 28, 2012  
Whittemore Robbins House

## FINAL & APPROVED MINUTES

Commissioners Present: D. Baldwin, B. Cohen, J. Cummings, J. Nyberg, M. Penzenik, T. Smurzynski, J. Worden

Commissioners Not Present: J. Black, D. Levy, M. Logan, S. Makowka,

Guests: A. Fischer, L. Fontanills, M. Crewe, J. Crewe, J. Stone, M. Stone

1. **AHDC Meeting Opens.** B. Cohen, Vice Chair, conducted the meeting in S. Makowka's absence
2. **Appointment of alternate Commissioners;** T. Smurzynski, J. Cummings appointed to Jason/Gray and Pleasant Street Commissions; Avon Place appoints T. Smurzynski, J. Cummings, B. Cohen; Broadway appoints J. Cummings and B. Cohen to Commissions
3. **Approval of draft minutes from April 26, and May 24, 2012 meetings.** J. Worden moved approval of April minutes, unanimous approval. J. Worden moved approval of May minutes, unanimous approval.
4. **Communications**
  - a. Request for CONA for 108 Pleasant Street for roof and gable repair
  - b. Request for CONA for 20 Russell Terrace for A/C replacement
  - c. Request for CONA for 239 Pleasant Street for trim repair
  - d. Request for CONA for 14-16 Prescott Street for roof repair
  - e. Request for CONA for 30 Jason Street for window replacements
  - f. J. Worden sent communication from Mass. Historical Commission about satellite dishes – Carol will forward to all Commissioners
  - g. J. Worden sent communication from Mass. Historical Commission about hearing notification to abutters
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

  - a. **Formal Hearing re: 252 Pleasant Street re: exterior renovations.** Lucy Fontanills, 252 Pleasant Street represented property owner, Peter Schweich. 1) Wants to replace living room and family room sliding door units with same Anderson units, but extend them to the floor (header height remains the same). Applicant states that the extended length is not visible from anywhere, including from the other side of the pond. 2) Add window to right of family room sliding door units, matching the sliding door unit. 3) Apply smooth stucco, or install matching siding to the brick "divider wall" to left of front door, with the intention of eventually doing the same to the rest of the brick facing on the garage (including side of garage). 4) Connect the two decks facing the pond on top floor with matching railing so that the railing runs the full length of the deck. 5) Move dining room window on the street



side of the building approximately 2 feet to left. M. Penzenik said looking at front elevation that it looks like the heads of the windows aren't at the same height (kitchen and dining room windows). Recommends considering raising it so they align when the window is relocated. The email also asked about the driveway surface being changed to pavers – that is not under Commission jurisdiction so the applicant can make the change without requiring approval. No comments from audience. J. Nyberg moved approval of changes as proposed including the suggestion that the window-heads at the front of the house be aligned. Seconded by J. Worden. Moved unanimous approval. J. Nyberg will continue as monitor.

- b. Formal Hearing re: 14 Jason Court for exterior renovations. M. and J. Stone applicants presented new drawings. They are requesting 8 inch sills on the windows in mudroom. Applicant is concerned about ventilation. Commissioners noted that you can leave screen door open to provide plenty of ventilation. M. Penzenik asked about vaulted ceiling on inside, surprised it's not expressed on the outside with a fan light or something like that – it's really pretty and to have a half-round above would be nice. J. Worden moved approval of application as submitted with the suggestion that at owner's option if they want to install a fan light or half round on front of vestibule that would be subject to approval of monitor prior to installation. M. Penzenik appointed monitor.
- c. Formal Hearing re: 18 Wellington Street for gutter changes. E. Morrison showed pictures and explained issue. Water running over gutter and causing damage below. Decorative wood trim is rotted and falling down. Some of the gutters are decorative and in places where the roof juts out they aren't functional, especially on the porch roof below. The gutters of the upper level roof need to change. Copper is their preference since the wood seems not to last very long. They are requesting removing the wood and replacing with all copper. Commission is concerned with mixed gutter (copper and wood) materials. They are willing to replace all upper gutters and decoration with copper. M. Penzenik said tampering with the gutters on a beautiful Queen Anne is not ok with her. There could be diverters put on the roof. J. Worden said this important architectural element is on the front but not on the side. M. Penzenik said she thinks wood gutters with plenty of downspouts would solve the problem. M. Penzenik said she feels that when you buy an historic property you are the caretaker of that property for the next generation. The maintenance comes with it. J. Worden would like to have a sample of a copper gutter and the wood gutter. M. Penzenik said this won't be able to be painted and it will stick out like a sore thumb. The profile under the front gable is her biggest concern. M. Penzenik said if we get a copper gutter with the same profile as the wood gutter how will this improve anything – it will be thinner and you'll get 30-50% more volume. J. Worden would like to be assured that the profile looks the same from the ground. Applicant agreed to continue hearing until July and will bring contractor in with samples.
- d. Formal Hearing re: 10 Avon Place for porch renovations. Applicant presented an old picture that shows a historic railing around the upper porch deck. Certificate for CONA will be issued and applicant can go ahead with CONA repairs and the hearing will continue next month for approval of the upper porch railing due to lack of details about how it would be constructed.
- e. Formal Hearing re: 272 Broadway for gutter replacements. J. Danieli and M. Crispin presented. There is currently a mix of aluminum and wood mix on house. Under the aluminum on front there is rot on the fascia board. On the side wood gutter needs to be replaced. Wood gutters have been leaking. Applicant wants to replace rest with aluminum. B. Cohen said this is a Greek revival house and one of a few in Arlington. The side with wood gutters is not visible because of trees, but commissioners reminded them that any landscaping in place doesn't negate the requirements. Majority is already aluminum. D. Baldwin said when you take asbestos siding off you'll really want wood gutters. Applicant changes her application to be replacement of aluminum gutters with wood gutters only. J.



**Worden moved approval of modified application to replace aluminum gutters with wood gutters. Seconded by J. Nyberg. Unanimous approval. Monitor appointed J. Nyberg**

**6. Other Business**

- a. Preservation Loan Program Update – Nothing to report. No one seems to be using it.
- b. Outreach to Neighborhoods & Realtors.
- c. Update of Project List by Commissioners

**7. OPEN FORUM**

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

Some Boy Scouts from the local troop present to take notes on meeting for a project they're working on.

**8. REVIEW OF PROJECTS (See project list below)**

**Project List:**

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 26 Academy Street (Wright – 08-19P) – Cohen – COA (Deck, Landscaping)
20. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
21. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
22. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
23. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
24. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
25. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
26. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
27. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
28. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
29. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
30. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
31. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
32. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
33. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)

34. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
35. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
36. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
37. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
38. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
39. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
40. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
41. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
42. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
43. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
44. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
45. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
46. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
47. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
48. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
49. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
50. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
51. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
52. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
53. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
54. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
55. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
56. 100 Pleasant Street (Shiffman – 10-10P) – Makowka – CONA (Roof)
57. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
58. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
59. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
60. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)
61. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
62. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
63. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
64. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
65. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
66. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
67. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
68. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
69. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
70. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
71. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
72. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
73. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
74. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
75. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
76. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
77. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
78. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)
79. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
80. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
81. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)



82. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
83. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
84. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
85. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
86. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
87. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
88. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
89. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
90. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
91. 8 Wellington Street (Salvation Army – 11-02P) – Makowka – CONA (Roof)
92. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
93. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
94. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
95. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
96. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
97. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
98. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
99. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
100. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
101. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
102. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
103. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
104. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
105. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
106. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
107. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
108. 187 Lowell Street (Nyberg – 11-33M) – Makowka-Cohen – COA (New Construction)
109. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
110. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)
111. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)
112. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
113. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
114. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
115. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
116. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
117. 252 Pleasant Street (Schweich – 11-42P) – Nyberg – 10 Day COA (Walls) – Remove Per J. Worden
118. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
119. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
120. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
121. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
122. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
123. 32 Academy Street (Chasteen – 11-48P) – Makowka – CONA (Windows on Rear)
124. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
125. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
126. 187 Westminster Ave. (Danaher-O'Brien – 11-51M) – Makowka – CONA (Roof)
127. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
128. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
129. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
130. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
131. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)

132. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
133. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
134. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
135. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
136. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
137. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
138. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
139. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
140. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
141. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
142. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
143. 191 Lowell Street (Nyberg – 12-15M) – Makowka/Cohen – COA (Walls)
144. 21 Montague Street (Sparks – 12-16M) – Nyberg – COA (Window-Porch-Deck-Door)
145. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
146. 252 Pleasant Street (Schweich – 12-18P) – Makowka – CONA (Skylights)
147. 108 Pleasant Street (Yudowitz-Wild Acres – 12-19P) – Makowka - CONA (Denial-Ramp)
148. 108 Pleasant Street (Yudowitz-Wild Acres – 12-20P) – Makowka - CONA (Roof-Shingles-Gables)
149. 239 Pleasant Street (McKinnon – 12-21P) – Makowka - CONA (Trim)
150. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
151. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
152. 14-16 Prescott Street (Bouboulis – 12-24R) – Makowka – CONA (Roof)

Meeting Adjourned 10:05pm

Carol Greeley  
 Executive Secretary  
 cc: HDC Commissioners  
 Arlington Historical Commission, JoAnn Robinson-Chair  
 Building Inspector, Mr. Michael Byrne  
 Building Dept., Richard Vallarelli  
 Planning Dept. and Redevelopment Board, Ms. Carol Kowalski  
 Massachusetts Historical Commission  
 Town Clerk  
 Robbins Library  
 MIS Department